

## Mobile and Manufactured Home Regulations

**60.20. MOBILE AND MANUFACTURED HOME REGULATIONS**

(ORD 3141, November 1980; ORD 3486, April 1993; ORD 3899, May 1994)

**60.20.05. Purpose.** The purpose of these regulations is to establish criteria for the placement of mobile homes and manufactured homes within the City of Beaverton. Mobile homes and manufactured homes provide a wider choice of housing types suitable for a greater range of households, lifestyles and economic levels of present and anticipated populations. Mobile homes and manufactured homes will be located and shall comply with all applicable City and State standards. (ORD 3899)

**60.20.10. Mobile Home Subdivisions.**

1. Mobile Home subdivisions are permitted uses in the R-5 zone. (ORD 3739) In addition to the standards of the zone in which the proposals are located and the other standards of this ordinance, they shall comply with all applicable State standards and other City standards for a subdivision. No other types of residential units, other than mobile homes and manufactured homes, shall be located in subdivisions of this type. The placement of manufactured homes in a mobile home subdivision shall be governed by Section 60.20.20 of this ordinance.
2. Standards for the placement of mobile homes on individual lots within a mobile home subdivision:
  - A. The mobile home shall have an Oregon insignia (ORD 3739) No reconstruction or equipment installation shall have been made to a mobile home unless it has been approved by the State as evidence by the appropriate insignia.
  - B. A mobile home shall be attached to a foundation for which a building permit has been obtained.
  - C. The mobile home shall be connected to a public water supply and sewage disposal system.
  - D. The wheels, tongue and traveling lights of the mobile home shall be removed.

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- E. In the event a mobile home is removed after installation, the property owner shall within 120 days either replace the mobile home with another approved mobile home or remove the foundation, mobile home accessory buildings and other structures on the property. At the time of mobile home is removed, water, sewer and all other utilities shall be disconnected as may be specified by the City. The City may make the removal and disconnection and place a lien against the property for the cost of the work if the owner fails to perform the work within a specified time.
- F. The mobile home shall be owned by the owner of the lot on which it is installed.
- G. Except for a structure which conforms to the State definition of a mobile home accessory structure, no extension shall be attached to a mobile home.
- H. The mobile home shall have a roof with a minimum slope of sixteen percent (16%) (2:12), and have composite or shake roof, or other roofing materials approved by the Director. [ORD 4332; November 2004]
- I. The mobile home shall be double wide or wider.
- J. The underside of the floor shall be a minimum of 18 inches above ground level at any point.
- K. Mobile home siting shall conform to lot area, yard dimensions and all other dimensional requirements of the zone in which it is located.

**60.20.15. Mobile Home Park Regulations.**

- 1. Mobile home parks are permitted uses in the R-5 zone. They are conditional uses in the R-2 zone, subject to Section 40.15 (ORD 3739). Density for the mobile home parks shall be compatible with the zone in which they are located and calculated according to Chapter 90. Mobile home parks shall be subject to the following standards:
  - A. The design for the mobile home park shall conform to all applicable State standards established by the State of Oregon, Department of Commerce mobile home park standards (effective - February 1, 1979).

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- B. All mobile homes shall have an Oregon insignia. (ORD 3739)  
No reconstruction or equipment installation shall be made to a mobile home unless it has been approved by the State as evidenced by the appropriate insignia.
- C. The mobile home park shall occupy at least one acre.
- D. Evidence shall be provided that the park will be eligible for a certificate of sanitation as required by State Law.
- E. Each mobile home shall be connected to a public water supply and sewer disposal system.
- F. A mobile home and any attached accessory structure shall not be located closer than:
  - 1. Fifteen (15) feet from any other mobile home.
  - 2. Ten (10) feet from any detached accessory building or other building located within the mobile home park.
  - 3. Five (5) feet from a mobile home park property line.
- G. Except for a structure which conforms to the State definition of a mobile home accessory structure, no extension shall be attached to a mobile home.
- H. Mobile homes shall be installed under the provisions of the administrative rules adopted by the Oregon Department of Commerce (adopted February 1, 1979).
- I. A mobile home shall have continuous perimeter skirting installed pursuant to State regulations. Skirting shall be of the same material and finish as the exterior of the mobile home or otherwise approved by the Director.
- J. Except for non-conforming mobile homes as described in 2., below, a mobile home shall contain a minimum floor area of 800 square feet of gross floor area. The size shall exclude the tongue of the mobile home.
- K. The wheels, tongue and traveling lights of the mobile home shall be removed.

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- L. The underside of the floor area shall be a minimum of 18 inches above ground level at any point.
- M. The internal street system shall conform to the standards specified by the City Engineering Design Manual and Standard Drawings. [ORD 4224; August 2002]
- N. Setbacks for a mobile home park property shall be the same as the zone in which it is located.
- O. Landscaping shall be equivalent to 15% of the area of the park.

[ORD 4332; November 2004]

- 2. Mobile home parks existing at the adoption of this ordinance not meeting the standards set forth herein shall be considered nonconforming and are subject to the nonconforming use provisions of this ordinance. Nonconforming mobile homes in such parks may be replaced with like mobile homes when they are moved or destroyed.
- 3. Mobile homes not meeting the size requirements set forth in subsection 1.L. above, which at the adoption of this ordinance are located in approved mobile home parks in the City, shall be considered nonconforming structures and may continue to remain or to be moved to another mobile home park.
- 4. Mobile home parks and subdivisions are prohibited in commercial and industrial districts. (ORD 3739)

**60.20.20. Manufactured Homes. (ORD 3899)**

- 1. Manufactured Homes are permitted on individual lots in the RA, R-5, R-7, and R-10 zones subject to the siting and design standards listed below:
  - A. The manufactured home shall be multisectional ("double-wide" or wider) and enclose a floor area of at least 1000 square feet;
  - B. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the 12 inch limitation will not apply.

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- C. The manufactured home shall have a pitched roof with a slope not less than a nominal 3 feet in height for each 12 feet in width;
- D. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit authority
- E. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as identified under ORS 455.010.
- F. The manufactured home shall have a garage or carport constructed of like materials.
- G. A manufactured home shall have continuous perimeter skirting installed. Skirting shall be of the same material and finish as the exterior of the manufactured home. Pressure treated wood, concrete, brick, or stone shall be used.
- H. A manufactured home shall not be sited abutting any structure or property identified as a Historic District, Preservation District or Landmarks.
- I. All manufactured homes shall utilize at least two of the following design features:
  - 1. dormers
  - 2. recessed entries
  - 3. cupolas
  - 4. bay or bow windows
  - 5. attached garage
  - 6. window shutters
  - 7. a roof with a pitch greater than nominal 3/12
  - 8. off-sets on building face or roof (minimum 12")
  - 9. gables
  - 10. covered porch or entry
  - 11. pillars or posts
  - 12. eaves (minimum 6")
  - 13. tile or shake roof
  - 14. horizontal lap siding



**SPECIAL REQUIREMENTS**  
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